5.0 Design Concept

5.1 Scale, Massing + Impact on Neigbouring Properties

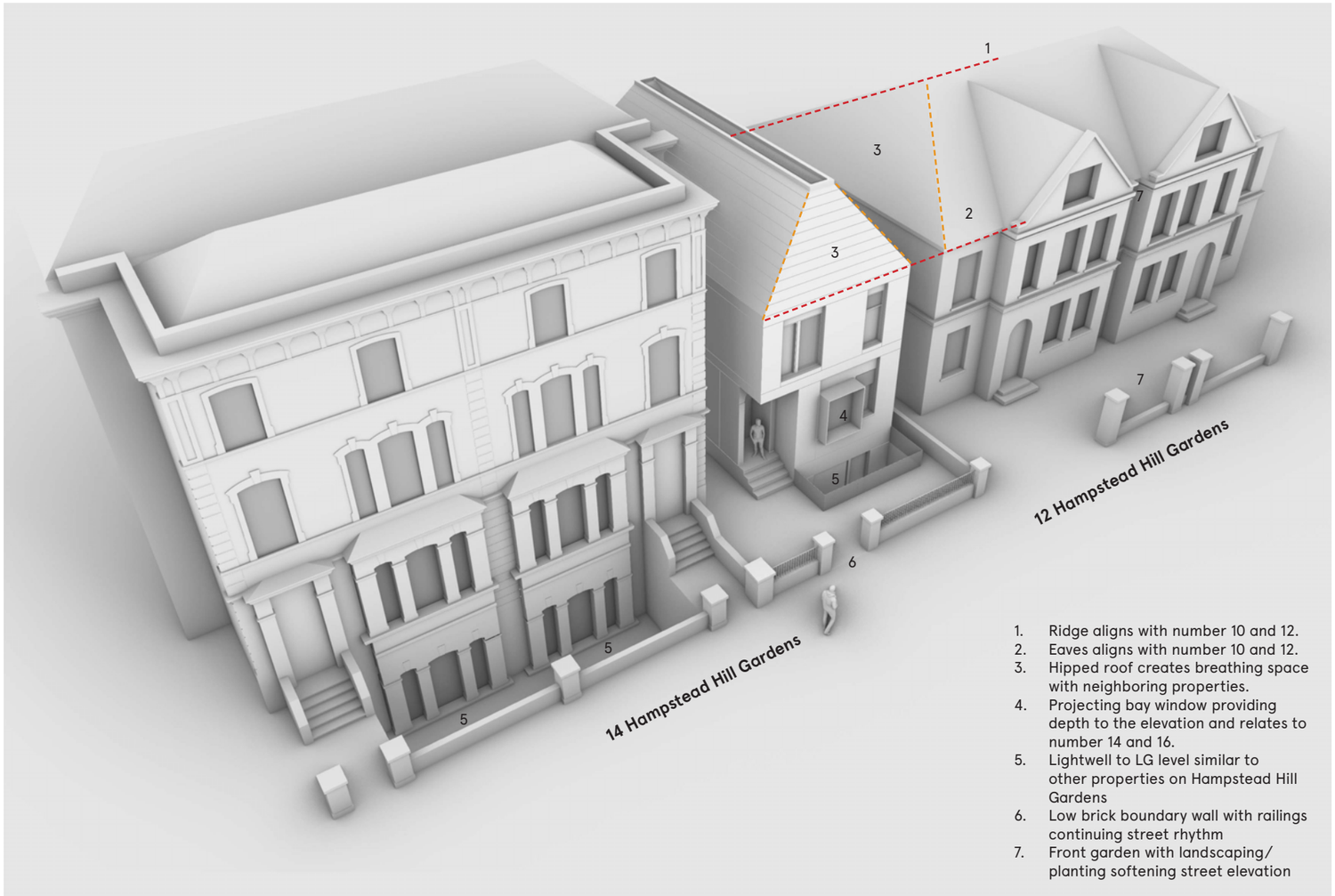
Whilst discussions with Camden Council confirmed the design response should be a contemporary addition to the street, the design should still relate to its surrounding context integrating the proposal into the street and wider conservation area.

In line with comments in the second pre application the gable end has been replaced with a hipped gable creating a clear roof form above a two storey massing. The roof is pitched on 4 sides with a flat capped section replicating the roof forms at nos 4, 5 -11 and 23. This ensure the roof form is read from the front elevation, creates a visual break with neigbouring properties and allows natural light into the side dormer window to number 12. The pitched angle also mirrors the hipped end to number 12 which relates the roof form to the semi detached Edwardian properties.

Despite being a separate massing, and different architectural style, the eaves and ridge line have been configured to align with number 10 and 12 reinforcing the relationship with the neighbouring properties and allowing the proposed massing to sit comfortably within the street scene.

To further enhance the connection, and setting within the street, the front aligns with the building line set between number 12 and 14. A front garden creates a sense of privacy, with a low wall and railings continuing the set boundary treatment. This respects the established street rhythm with the soft landscaping and boundary treatment making an important contribution to the street scene.

Whilst consideration has been given to respect the surrounding context, the form and proportions have been developed to create an individual high quality architectural addition to the street. Clean lines without overhanging eaves give the massing a contemporary appearance which plays on the proportions of the surrounding period properties.



1. Ridge aligns with number 10 and 12.
2. Eaves aligns with number 10 and 12.
3. Hipped roof creates breathing space with neighboring properties.
4. Projecting bay window providing depth to the elevation and relates to number 14 and 16.
5. Lightwell to LG level similar to other properties on Hampstead Hill Gardens
6. Low brick boundary wall with railings continuing street rhythm
7. Front garden with landscaping/ planting softening street elevation

5.2 Facade Composition

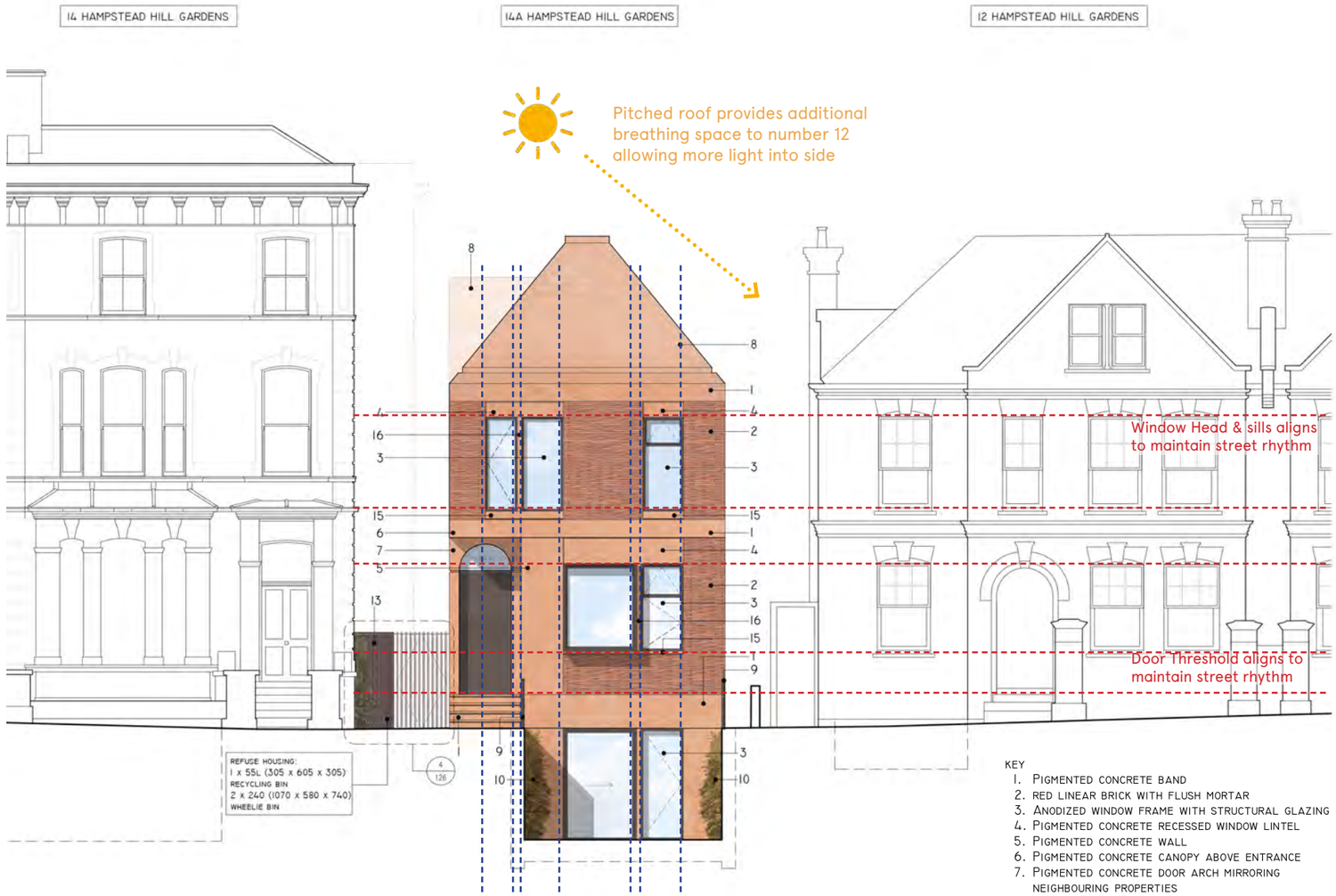
The facade composition has been designed to form a contemporary infill to the site. Proportions and facade treatment have been manipulated to form a contemporary interpretation using the features and design rationale previously identified in the study of the 1880's red brick buildings and numbers 10 and 12.

Window head and sill levels align with numbers 10 and 12 with aperture sizes allowing the proposed configuration to sit comfortably next to the neighbouring properties and wider street scene. Window sizes and apertures diminish in scale between the ground and first floor, in a similar rationale to period houses, reflecting the hierarchy of the spaces and use within.

Whilst the horizontal window alignment reflects the existing street pattern, the vertical treatment takes a contemporary philosophy. Windows align vertically, but are staggered to break the traditional rigid fenestration pattern giving a playful contemporary aesthetic. Red/brown anodized aluminium window frames move away from the traditional white timber sash units and relate to the fenestration to the new house opposite, number 23A.

To add relief to the facade, as requested by Camden Council, the entrance area is set back under the first floor providing depth to the elevation and forms a concrete porch framing and covering the entrance door. The entrance door position has been located to the right side of the plan which aids the circulation internally, and gives the massing an asymmetrical appearance.

Concrete banding breaks up the brick elevation, identifies floor levels and helps define the building as a two storey property whilst helping integrate the building into the street scene. A stepped access allows the door and arched porch to align with number 12 and forms a red concrete plinth at the base of the building which extends down into the basement lightwell.



Proposed Front Elevation

Windows align vertically with a contemporary offset configuration with concrete mullions dividing apertures

KEY

1. Pigmented concrete band
2. red linear brick with flush mortar
3. Anodized window frame with structural glazing
4. Pigmented concrete recessed window lintel
5. Pigmented concrete wall
6. Pigmented concrete canopy above entrance
7. Pigmented concrete door arch mirroring neighbouring properties
8. Pigmented concrete roof & dormer
9. metal balustrade 10 x 70 powder coated flat section 1100mm high
10. greenwall system
11. Concrete Coping
12. anodized slats providing privacy between number 12 & 14a
13. refuse housing, see 2112/PL/124 drawing
14. new brick boundary wall with high level trellis between 14 & 14a
15. pigmented concrete sill
16. pigmented concrete mullion


14 A

5.3 Window + Feature Detailing

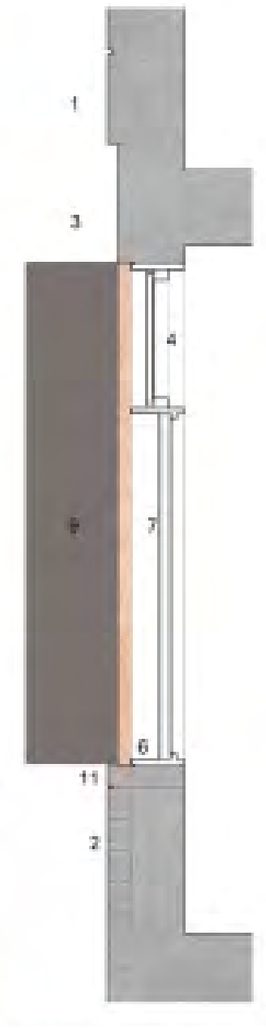
Vernacular treatment references detailing explored through a street study which has been used to create architectural interest to the elevation and relate the contemporary aesthetic with the surrounding context.

Pale orange concrete lintels and window sills form the structural openings to window apertures and reflect the traditional light red soldier courses found above windows and stone sills below. Large apertures are divided by concrete mullions which rationalizes the window proportions and references the brick mullions that separate twin sash windows. A bay window at ground level, formed in an anodized aluminium, projects from the facade enhancing the hierarchy whilst adding depth and interest to the elevation.

Stepped access, an arched porch covering a recessed entrance door, top fan light, along with pale concrete banding continues the architectural language along the street and integrates the building into its context.

Whilst details reference traditional features, proportions and detailing have been expressed through a contemporary interpretation being restrained with clean lines. Traditional detailing which normally protrudes from the facade has been recessed expressing details in a opposite form and composition. This defines the building as an individual contemporary addition to the street rather than a copy of the period red brick houses.

High quality windows are set back within the apertures with the position manipulated through window detailing to add further interest. Detailing is contemporary and formed by fixed units structurally bonded to finished angles, giving a frameless appearance, or framed opening casement windows which are set further back into the reveals. The combination of window detailing, along with concrete mullions, allows windows to be positioned on multiple plains providing architectural interest.



Bay Window Detail

KEY

1. Pigmented concrete panel forming 450mm corbel band
2. Handmade Peterson red Kolumba slim brick 528 x 108 x 37mm
3. Pigmented concrete panel forming recessed header to window
4. Structural bonded double glazed unit fixed back to 35 x 45 mm anodized angle mech fixed back to 60 x 42mm internal timber frame section
5. 10mm recessed shadow gap between brick work and window frame formed by compressible seal
6. 25w x 240d anodized metal window frame to align with inside face of brickwork
7. Insulated anodized openable panel for background ventilation
8. Concrete mullion dividing projecting bay window from recessed window unit
9. 25mm anodized projecting bay reveal
10. Fixed structural bonded double glazed unit fixed back to 35 x 45 mm anodized angle mech fixed back to 60 x 42mm internal timber frame section
11. Pigmented concrete sill with 10mm drip at base forming shadow gap to brickwork below
12. Pigmented concrete plinth


14 A

5.4 Materials Palette

Materials are to be modern to reflect the contemporary massing and building shape with the colour palette referencing the existing red brick houses on Hampstead Hill Gardens. Typical of contemporary architecture materials will be refined with a minimal colour palette.

Walls are to be formed using a high quality slim red Peterson handmade brick (528L x 37mm H) with a matching mortar colour giving a monolithic appearance. The brick dimensions will ensure an elegant finish with the colour relating to the existing brick buildings, whilst proportions and flush mortar joints provide a contemporary appearance which varies from the period houses.

Detailing and features are picked up in a lighter red concrete giving a subtle textural and colour contrast to the brickwork. This follows the architectural language to existing properties with window features and corbel bands highlighted by a lighter red brick. The play between these two materials creates a textural variation which provides relief to the elevation and also adds visual interest. To keep a minimal material palette, and avoid a capped appearance to the building, the roof will also be formed in red pre-cast concrete panels. This provides a colour contrast with the vertical brickwork walls below emphasizing the roof form and gives the building a two storey appearance.

Anodized aluminium windows and doors, with a brown/red finish, distinguish the building as modern addition to the street by moving away from traditional white sash timber windows, and relates to the new two storey house constructed at 23A.

A new front wall with brick piers match the proportions to number 14 - 20 continuing the rhythm, but finished in red brick with concrete copings. This matches the material treatment to the existing brick properties whilst also relating to the proportions to the stucco villas.

Metal work formed in 75 x 10 flat metal sections form railings to the top of the boundary wall and provide protection to the basement lightwell. These allows light into the basement, provides a degree of privacy and helps conceal the lightwell from the public footbath. Railings will be anodized the same colour as the windows.

Soft landscaping and green wall system form part of the design and play an important role to soften the building appearance and locate the building into the established street context.

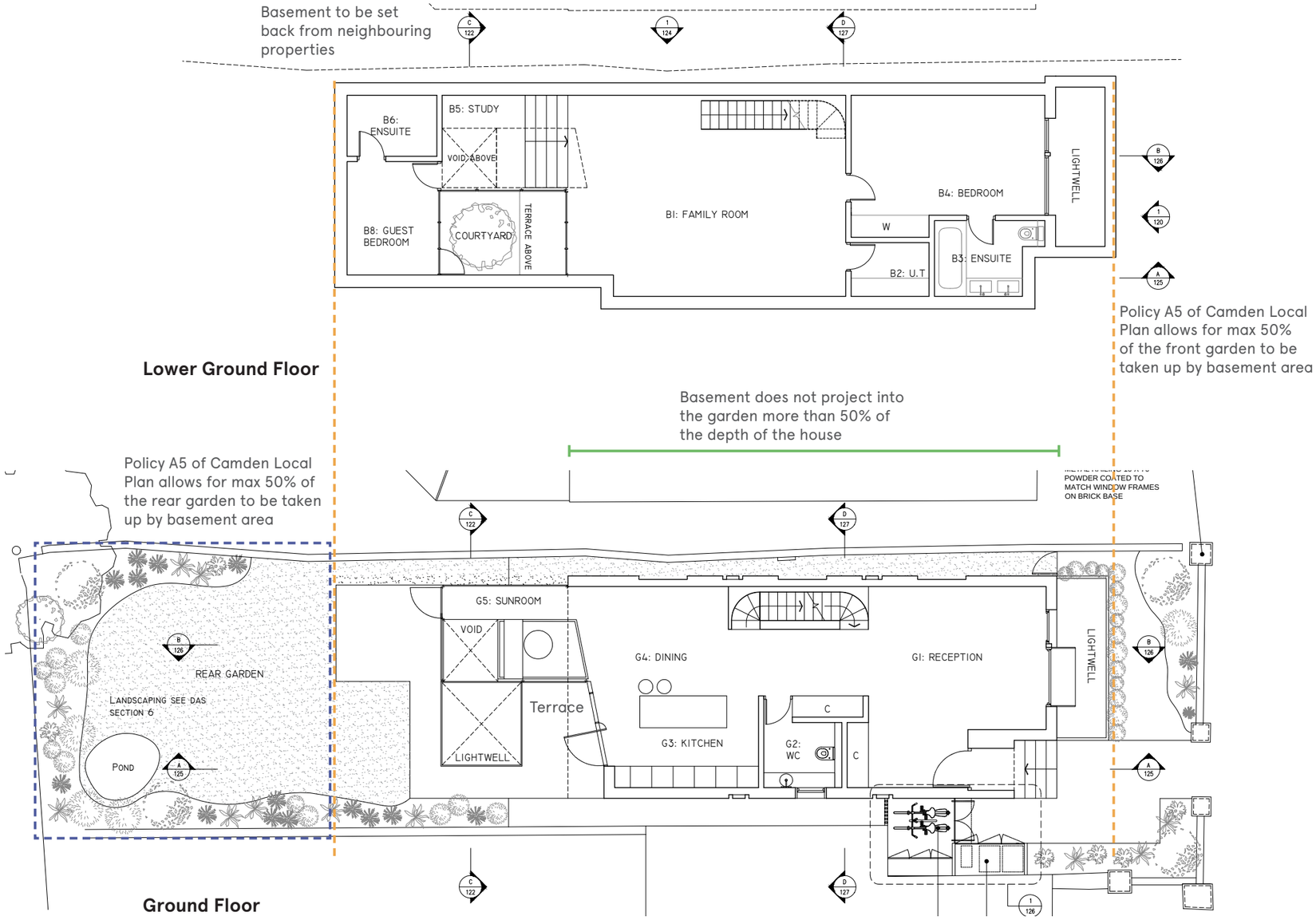
1. Red Concrete
2. Red Linear Brick
3 Window Frames RAL 8017
4. Green Wall System

5.5 Layouts

The proposed design will comply with Policy A5, BA1, BA2 & BA3, Basements of the Camden Local Plan which protects the amenity of the local area. To meet these objectives the basement will:

- Not comprise more than one story
- Not exceed 50% of each garden within the property
- Be less than 1.5 times the footprint of the host building
- Not extend into the garden further than 50% of the depth of the host building as measured form the principal rear elevation
- Not extend into or under the garden more than 50% of the depth of the garden
- Be setback from neighbouring properties
- Not harm the amenity of neighbours
- Not harm the established character of the area (basements are common along Hampstead Hill Gardens as demonstrated in the map in section 4.1 Building Heights)
- Maintain the structural stability of neighbouring buildings or the water environment (as demonstrated in the Basement Impact Assessment Report prepared by Soiltechnics and Construction Method Statement prepared by Price & Myers)
- Avoid the loss of trees of townscape or amenity value (as demonstrated in the Aboricultural Impact Assessment Report prepared by Landmark Trees)
- Provide 1m of soil above the basement that extends beyond the footprint of the garden

Policy	Response
1. Not Comprise of more than one storey	A one storey basement has been proposed with a ceiling height of 2.8m
2. The basement should not exceed 50% of the garden area.	The garden area of the site as an undeveloped space which is 264m², with the proposed basement area being 112.5m². This equates to a basement area being 42.6% of the existing garden. Within the proposed rear garden the proposed is also under 50% (garden 117 m², basement 37.3 m²).
3. The basement should be less than 1.5 times the footprint of the existing building.	The footprint of the proposed house is 76.2 m² with the proposed basement 112.5m². This is under 1.5 times of the proposed ground floor footprint
4. The basement should not extend into the garden more than 50% of the host building.	The host building is 13.7m deep to the principle rear elevation and excludes the rear conservatory. The proposed basement projects 6.5m from the rear of the main building rear elevation and therefore under the 50% threshold.
5. Be set back from the neighbouring properties	The basement has been inset from both boundaries to number 12 and 14 Hamstead Hill Gardens
6. Avoid the loss of garden space or tress of townscape or amenity value	As per Camden Councils basement policy 1m of topsoil has been provided over parts of the basement extending under the garden. There are no trees on the site.



In developing the layout consideration was given to protecting the amenity of the neighbouring properties by avoiding overlooking or overshadowing. At the rear of the property the building line has been located in order to respect the right to light of the rear windows at number 14 and to comply with the 45 degree rule which protects this right.

5.6 Accessibility

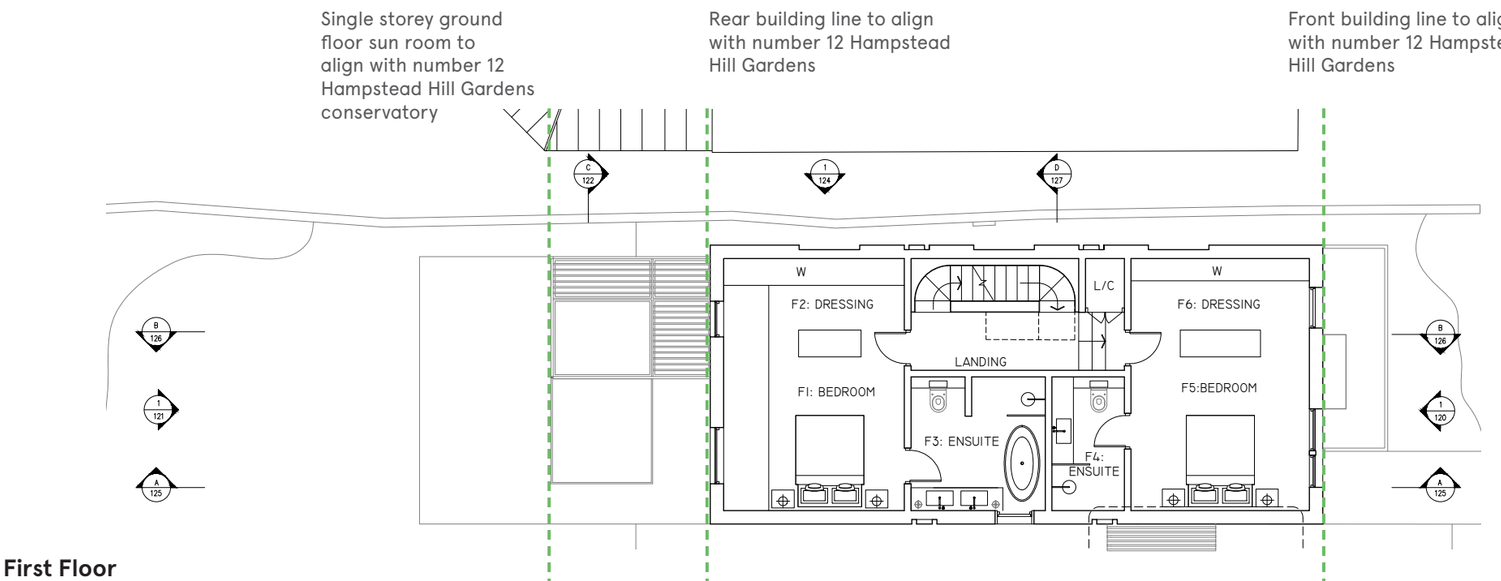
Under Part M consideration needs to be given to the layouts and access into the property. Part M4 requires reasonable provision for most people to approach and access habitable rooms.

To continue the street rhythm a ramped access is not possible at the front of the property due to the entrance door height above ground level. A stepped approach has been designed into the scheme which continues the street language but also complies with Part M section 1.8 and 2.11 of the Building Regulations:

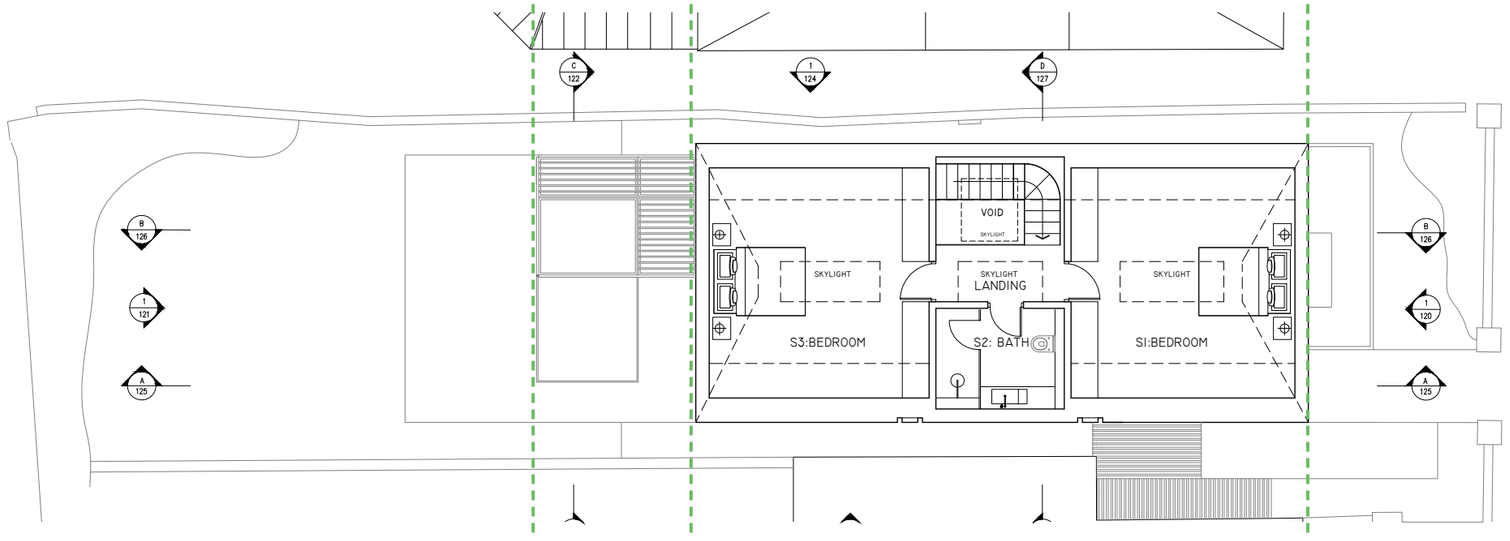
1. Steps are uniform with a rise of 75mm - 150mm and a minimum going 280mm.
2. Steps have a suitable tread nosing
3. No individual flight has a rise of more than 1800mm between landings
4. Every flight has a minimum clear width of 900mm
5. Top and bottom landings has a minimum length of 900mm
6. Every flight with three or more risers has a suitable handrail on one side which is 800 - 1000mm above the pitch line and extends 300mm beyond the top and bottom nosing.

Approach to the building has also been considered with a level approach from the street, in a suitable ground service (brick), providing easy access to the main entrance to the proposed dwelling. Access at the rear of the proposed property is level with ground level.

Within the proposed property a WC has been provided within the entrance storey and all wall mounted switches and sockets are set between 450 and 1200mm.



First Floor



Second Floor

6.0 Biodiversity

Currently the site has poor biodiversity with hard landscaping at the front, and a lawn covering the rear garden providing little habitat for wildlife. Developing the site provides an opportunity to improve biodiversity encouraging a variety of wildlife by creating new habitats incorporating native species.

Front Garden
Soft landscaping is proposed to front garden replacing the existing concrete surface, with planted borders using native species which attract pollinating insects and butterflies.

Green walls
Greenwalls are proposed to the front and rear lightwells providing important habitat for invertebrates as well as nutrients for pollinating insects and foraging birds.

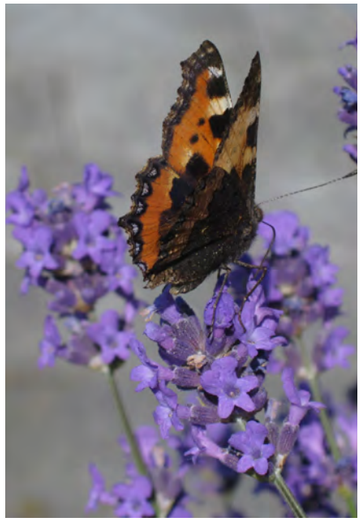
Bird & bat boxes
Bird and bat boxes are to be fitted within the mature trees at the back of the site providing breeding habitat for bird species such as blue and great tits, along with roosting/ hibernating areas for bats.

Pond
Ponds are a priority habitat in the UK action plan. A small pond will be provided at the back of the garden with sloping sides allowing easy access for wildlife. To maximise wildlife the pond will vary in depth from 300 to 600mm to attract frogs, newts, dragonfly, pond skaters and diving beetles.

Corridors
Following the building line the new proposal maintains the garden corridor at the back of the site. Space to both sides of the building also allows species such as hedgehogs to move freely around the proposed dwelling.

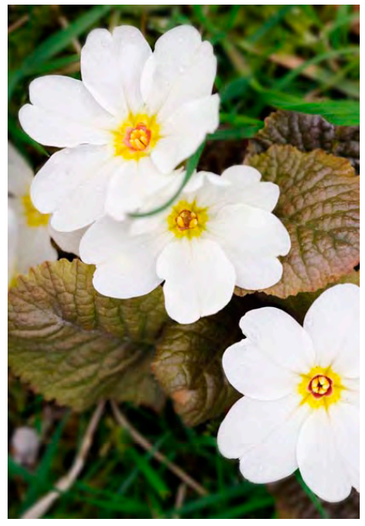
General Planting
Borders to front and rear gardens will be planted with native species. Colourful rich nectar plants such as Milkweed Lavender, red campion and primrose will be incorporated into the planting scheme to encourage butterflies and other insects such as bees into the garden.

Hard services
Hard surfaces will be kept to a minimum and restricted to the path at the front, and a small patio area at the rear. These areas will be constructed in permeable materials .

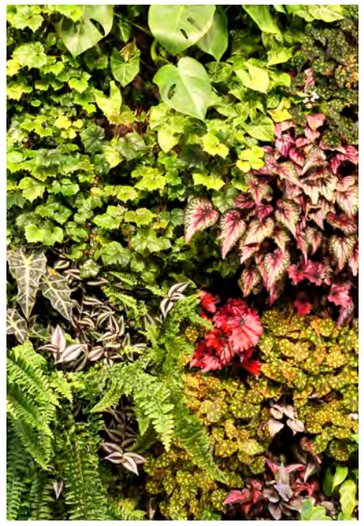


1. Lavender with Tortoise Shell

2. Red Campion



3. Primrose



4. Greenwall to lightwells

5. Bird box providing bird breeding habitat for birds such as great tit

6. Corridors allow movement between habitats for species such as hedgehogs

7. Dragonfly benefit from ponds which provide feeding and nymph habitat

8. Ponds are priority habitat providing a diverse ecosystem

7.0 Conclusion

7.1 Street View

The proposed design forms a new contemporary addition to Hampstead Hill Gardens. Whilst the design takes a contemporary approach, which is typical of infill sites in the Willoughby Road/ Downshire conservation area, the design is respectful to its surrounding context.

Through the design development, and pre-applications process, the design rationale has been refined to establish a scheme which integrates successfully into the existing street scene, but also forms a high quality modern addition with its own architectural language and merits. This has been achieved through the proposed design setting, massing, material use and detailing.

The result is a contemporary design which interprets traditional detailing and fenestration patterns but redefines the language in a modern approach. A refined use of modern materials maintains a contemporary language, but the colour palette allows the building to integrate within its surrounding context.

We therefore consider the proposed design is of a high architectural standard which makes a positive contribution to the street and wider conservation area. The proposed design also has the benefit of the removal of the current poorly constructed garages which are out of place within Hampstead Hill Gardens.

As a result the new house is architecturally interesting and makes a significant improvement to the site.

Proposed Street Visual

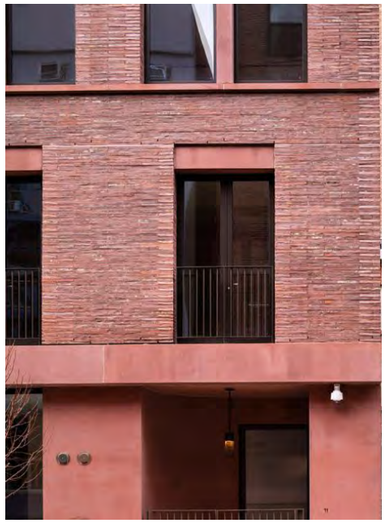
7.0 Precedent Images

7.1 Precedent Images

Red brick with stone/concrete houses, contemporary buildings set within traditional terrace runs using window proportions to continue the street rhythm, roof forms terminating terrace runs and restrained contemporary detailing referencing traditional detailing.

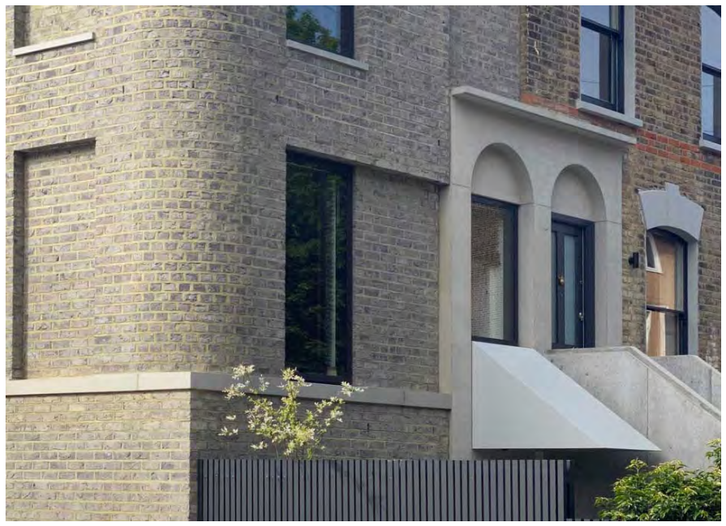
1. Contemporary detail mirroring elaborate entrance way

2. Contemporary house ending terrace run with restrained detailing



3. Red concrete corbel + brick David Chipperfield

4. Concrete roof form by Eduardo Souto de Moura



5. Contemporary entanceway and arch Corner House by 31/44 Architect

6. Contemporary roof form terminating terrace run

7. Pale red concrete finish trowel applied at Seabreeze, West Sussex by RX Architects

8.0 Echlin

8.1 Previous Projects + Examples

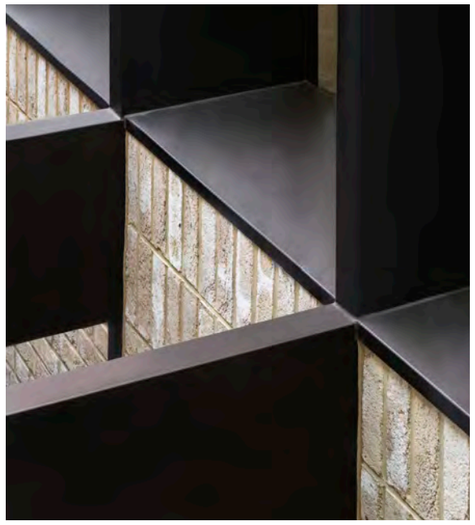
Established on principles of wellbeing and craftsmanship, Echlin was founded to provide a multi-disciplinary approach to spatial design and development. Exploring the relationship between the project and its surroundings, we are dedicated to creating spaces that innovate and inspire. Each project is treated individually and presented with a distinct identity, telling its story through a unique but cohesive design.

The selection of images shows examples of relevant completed projects which integrate houses into sensitive conservation areas and grade II listed buildings within London. Each project relates to its context with a contemporary response to its surroundings. Through high quality design, materials and detailing projects contribute their surroundings and form architecturally interesting buildings. Our projects have been shortlisted by the RIBA and NLA.

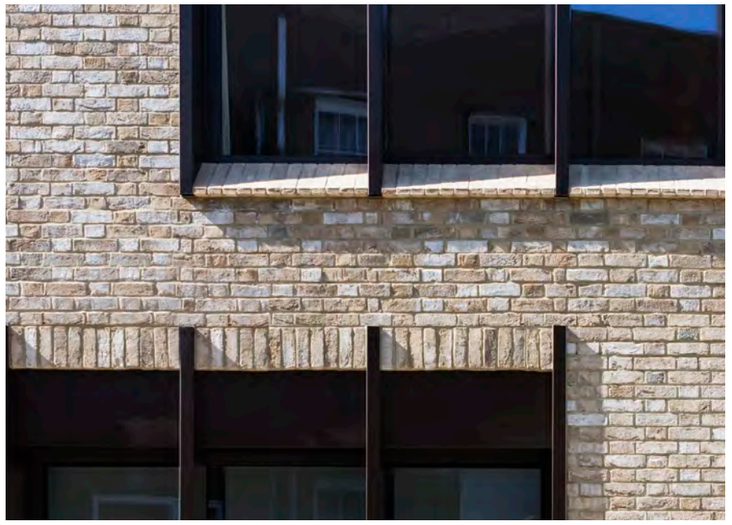
1. Old Church Street Contemporary interpretation of terrace run

2. Old Church Street bronze framed and minimal framing window fenestration

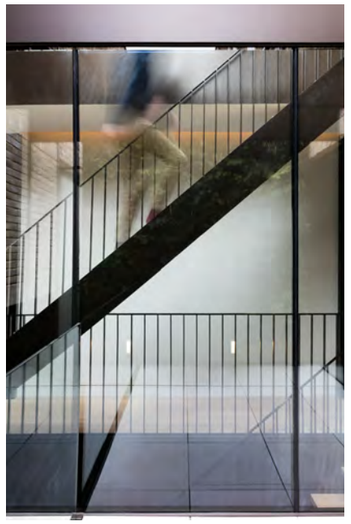
3. Ossington Street facade retention and new extension



4. Princedale Road anodized window and beam detailing



5. Pottery Lane Modern Mews window detailing and re-ordering of window apertures



6. Contemporary staircase through large minimal frame glazing

7. Neville Street Glazed contemporary infill to Grade II listed building